

The Wethersfield Historic District Commission held a Public Hearing on January 12, 2016 at the Wethersfield Town Hall, Town Manager's Conference Room – First Floor, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present: Robert Garrey, Chairperson
Douglas Ovian, Vice Chairperson
Mark Raymond, Clerk
Chris Lyons
Daniel Bucknam, Alternate

Members Absent: Jennifer Wolf
Damian Cregeau, Alternate
John Aforismo, Alternate

Also Present: Kristin Stearley, Historic District Coordinator
Linda Messina, Recording Secretary

Commissioner Garrey called the meeting to order at 7:30 PM, and read the opening comments. Commissioner Raymond read the Legal Notice as it appeared in the *Rare Reminder* on December 31, 2015.

APPLICATION NO. 4459-15. Power Home Remodeling Group seeks to replace the existing wood windows and sliding glass door with vinyl windows and a sliding glass door at 4 Townhouse Lane. (Tabled at the December 8, 2015 meeting. The last date to act is January 12, 2016.)

Tyler Cote, 1069 Connecticut Avenue, Bridgeport, appeared before the Commission. They attempted to field market the area which was unsuccessful. They also tried to reach the Homeowners Association President, but were told that window replacements are made at the discretion of the homeowner. Their manufacturer is willing to give the HDC carte blanche on the style and design of the windows. They can build the windows to spec. They would use white windows in brick. They have the option to use a lighter color screen. All units have grids. The end unit has no grids currently.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4460-15. Stephen McGee seeks to retain the installation of a 31' ground mounted vertical antenna for an amateur radio station in the rear yard at 79-80 Church Street. (Tabled at the December 8, 2015 meeting. The last date to act is January 12, 2016.)

Sharon McGee, 79 Church Street, appeared before the Commission. A letter from Stephen McGee was read into the record. There was no testing done by moving the antenna to different areas in the yard. The antenna can be relocated but it must be a minimum of 30' from the garage and they have to stay away from the tree line.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4462-16. Christina Lee seeks to construct a 12'x12' deck on the rear of the house at 44 Main Street.

Christina Lee, 44 Main Street, appeared before the Commission. She would like to add a 12'x12' deck to cover the stairs on the back of the house. A sample of the decking material was provided. The deck will be Azek Harvest Collection in the color Slate Grey. There will be white vinyl railings - RDI Titan Pro Rails. A description and photo of the rails was submitted. There will be standard square balusters and the stairs off the back of the deck will have rails. There will be lattice around the bottom of the deck. It will be boxed PVC. There will be no lattice under the stairs.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application.

Billye Logan, 318 Hartford Avenue, asked questions about the application.

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4463-16. Wethersfield Public Schools seeks to install a 45" high chain link fence with black PVC slats and a gate to surround the CNG gas meters with a dimension of 12'x6' at 50 Francis Street (Hanmer Elementary School).

Frederick Bushey, Director of Maintenance and Operations for Wethersfield Public Schools, appeared before the Commission. Drawings and cut sheets were submitted. The gas meter will be on the northwest corner of the building facing Francis Street. It is attached to the building. There will be three sides of fence with one gate for maintenance. It will be a uniform 45" high chain link fence with black PVC slats. The specs provided are per CNG requirements. The fence will be 12' from east to west and 6' out from the building. They didn't consider using evergreens to screen the meter because it would encroach on the sidewalk.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application.

Cindy Hughes, 14 Meggat Park, made comments about the application.

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4464-16. Wethersfield Public Schools seeks to replace the intake window wall for the boilers with new materials at 50 Francis Street (Hanmer Elementary School).

Frederick Bushey, Director of Maintenance and Operations for Wethersfield Public Schools, appeared before the Commission. On the south wall, they would like to replace the intake window wall for the boilers. There was caulk that contained asbestos and it had to be remediated. He had planned to leave the frame in, re-glaze it, and install the louvers where needed, but because of the asbestos, it all had to be removed. There are now louvers on the top and the bottom of the clear windows. The aluminum frame matches the existing. The architectural panel above the louvers is all metal.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4465-16. Trinity Parish seeks to replace three (3) wood garage doors with a flat six (6) panel design with Everite "Bedford" wood garage doors in a flat four (4) panel design having a row of four (4) windows at 300 Main Street.

Billye Logan, 318 Hartford Avenue, appeared before the Commission. They would like to replace the three wood garage doors that are a six flat panel design with six windows to wood doors with four panels and four windows (standard 16 panel doors with four lights). They will not be painting (blacking out) the windows. The doors face the parking lot.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application.

Cindy Hughes, 14 Meggat Park, spoke in favor of the application.

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4466-16. Steve Gardner seeks to install a solar panel system on the roof of the garage at 24 Main Street.

Bob Serrano, Trinity Solar, and Steve Gardner, 24 Main Street, appeared before the Commission. The solar panels will be installed on the roof of the tandem garage. There will be 23 panels installed in a 9 x 9 x 5 pattern. Photos and drawings were submitted. They will trench from the garage to the house. The shutoff will be next to the meters on the outside of the garage. The inverter and the other equipment will be inside the garage. The conduit will drop down the right side of the garage.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

Upon motion by Commissioner Raymond, seconded by Commissioner Bucknam, and a poll of the Commission, it was voted to close the public hearing on all applications and to open the public meeting.

Aye: Garrey, Ovian, Raymond, Lyons, Bucknam

APPLICATION NO. 4459-15. Power Home Remodeling Group seeks to replace the existing wood windows and sliding glass door with vinyl windows and a sliding glass door at 4 Townhouse Lane. (Tabled at the December 8, 2015 meeting. The last date to act is January 12, 2016.)

Upon motion by Commissioner Ovian seconded by Commissioner Garrey and a poll of the Commission, it was voted to APPROVE the application with the following stipulation:

1. The windows shall have a 6/6 light pattern and shall be SDL with the muntins permanently affixed to the exterior of the glass.
2. The screens shall be the custom silver screens as presented.

Discussion

Commissioner Ovian stated that there couldn't be a more important unit to be done. If they are trading away a wood window for a vinyl one, if they can get an exterior muntin profile out of it, it will work to their advantage.

Commissioner Garrey stated that it becomes difficult with respect to getting an association to make a call on these items. Based on what is seen on the existing property and the windows being presented, he is comfortable with this application. What they approve becomes the prototype for future applications. It's hard to do one unit and not have the building be uniform, but at the same time, he would expect to see future applications based on the age of the building and that other homeowners will see that there's a successful application. White isn't inappropriate to the building.

Aye: Garrey, Ovian, Raymond, Lyons, Bucknam

APPLICATION NO. 4460-15. Stephen McGee seeks to retain the installation of a 31' ground mounted vertical antenna for an amateur radio station in the rear yard at 79-80 Church Street. (Tabled at the December 8, 2015 meeting. The last date to act is January 12, 2016.)

Upon motion by Commissioner Ovian seconded by Commissioner Garrey and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Ovian stated that there are some real reservations on this proposal, but after viewing it from the street, the applicant may be correct when he says that it's one of the lesser imposing installations that he could have proceeded with for this hobby. It doesn't seem that relocation on the property to another location isn't going to have a greater impact on another abutter. Is what's there an imposition on the District and he doesn't find it that imposing. It's more of an imposition on the abutters than it is on the District itself.

Commissioner Garrey stated that it's not attractive but with a 60' radius, he doesn't think you will be able to move it far from where it is now.

Commissioner Lyons stated that they didn't present any evidence that they could have moved it elsewhere. The applicant states that the antenna is rated up to 80 mph wind speed but has already fallen twice. He also stated that he wants to install additional antennas on this. It puts out 400 watts. He had hoped that with the time they were given that they would have tested different locations to see what would work and where the ultimate location would be. From Church and Woodland Streets, it is

now in the most public view. Reasonable accommodation is to allow them to have it, but it can be in numerous other spots on their property.

Commissioner Raymond stated that they can attach it to the garage. It is a safety issue because it's not installed properly.

Commissioner Bucknam stated that if people were present to speak against it, he might not approve, but there is no one present. Under the circumstances, it's not something they can deny. He doesn't think that anyone finds it attractive. They should have done some testing as to the location.

Aye: Ovian

Nay: Garrey, Raymond, Lyons, Bucknam

Upon motion by Commissioner Ovian seconded by Commissioner Bucknam and a poll of the Commission, it was voted to APPROVE the application with the following stipulation:

1. The antenna shall be erected half way between the northwest corner of the garage and the middle point of the rear of the house.

Aye: Garrey, Ovian, Lyons, Bucknam

Nay: Raymond

APPLICATION NO. 4462-16. Christina Lee seeks to construct a 12'x12' deck on the rear of the house at 44 Main Street.

Upon motion by Commissioner Ovian seconded by Commissioner Garrey and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Ovian stated that this has minimal impact on the District.

Aye: Garrey, Ovian, Raymond, Lyons, Bucknam

APPLICATION NO. 4463-16. Wethersfield Public Schools seeks to install a 45" high chain link fence with black PVC slats and a gate to surround the CNG gas meters with a dimension of 12'x6' at 50 Francis Street (Hanmer Elementary School).

Upon motion by Commissioner Raymond seconded by Commissioner Bucknam and a poll of the Commission, it was voted to APPROVE the application with the following stipulation:

1. No slats shall be installed.

Discussion

Commissioner Ovian stated that he welcomed the idea of not having the slats. Is chain link really what they want to have there?

Commissioner Garrey stated that this is not a big structure compared to the size of the building. Plain chain link fence doesn't screen the utility at all. There is chain link all over that property.

Aye: Garrey, Ovian, Raymond, Lyons, Bucknam

APPLICATION NO. 4464-16. Wethersfield Public Schools seeks to replace the intake window wall for the boilers with new materials at 50 Francis Street (Hanmer Elementary School).

Upon motion by Commissioner Ovian seconded by Commissioner Bucknam and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Ovian stated that having something that matches the existing windows is a great thing. Having it trimmed out in aluminum is also a good thing.

Aye: Garrey, Ovian, Raymond, Lyons, Bucknam

APPLICATION NO. 4465-16. Trinity Parish seeks to replace three (3) wood garage doors with a flat six (6) panel design with Everite "Bedford" wood garage doors in a flat four (4) panel design having a row of four (4) windows at 300 Main Street.

Upon motion by Commissioner Ovian seconded by Commissioner Bucknam and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Ovian stated that the presentation was most reassuring in delivery and substance.

Aye: Garrey, Ovian, Raymond, Lyons, Bucknam

APPLICATION NO. 4466-16. Steve Gardner seeks to install a solar panel system on the roof of the garage at 24 Main Street.

Upon motion by Commissioner Bucknam seconded by Commissioner Garrey and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Garrey stated that as far as solar applications go, this is as good as you can get. It is minimal impact.

Commissioner Ovian stated that it was nice to see samples of the company's best work.

Aye: Garrey, Ovian, Raymond, Lyons, Bucknam

MINUTES OF DECEMBER 8, 2015

Upon motion by Commissioner Ovian, seconded by Commissioner Lyons and a poll of the Commission, it was voted to APPROVE the minutes of the December 8, 2015 meeting as submitted.

Aye: Ovian, Lyons, Bucknam

Abstain: Garrey, Raymond

OTHER BUSINESS

Public Comments on General Matters of the Historic District

None.

Report of the Historic District Coordinator

If the HDC approves an application with stipulations and the applicant does not wish to implement the changes, they may reapply with a modified design proposal or appeal to Superior Court. A minor change may be allowed through an amendment. A substantial change requires a new application.

Correspondence

None.

ADJOURNMENT

Upon motion by Commissioner Raymond, seconded by Commissioner Ovian and a poll of the Commission, it was voted to ADJOURN the meeting at 9:40 PM.

Aye: Garrey, Ovian, Raymond, Lyons, Bucknam

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Mark Raymond
- Clerk -